

CHAPTER IV

SPECIAL REGULATIONS

ARTICLE 31

SIGN AND BILLBOARD REGULATIONS

Section 3101 Permitted Signs For Which No Certificate is Required:

The following signs shall be permitted in the unincorporated area of Springfield Township that is subject to these Zoning Regulations according to the following regulations. No Zoning Certificate shall be required for any sign constructed or erected under the terms of this Section.

- A. **Signs for Sale, Lease, or Rent** of the premises on which the sign is located. Not more than two (2) signs shall be displayed on any lot or parcel. Such signs shall not be illuminated and shall not exceed six (6) square feet of area per side in any R District and thirty-two (32) square feet of area per side in all other districts with not more than two (2) sides or signs of the same size identifying the builder or contractor. All such signs shall be removed within thirty (30) days after occupancy.
- B. **Vehicular Signs.** Directional or other incidental signs pertaining to vehicular or pedestrian control on private property shall be permitted, provided the said signs are located outside the right-of-way of any public street or road, do not exceed two (2) square feet of area per side, and do not interfere or obstruct visibility when entering or leaving said property.
- C. **Temporary Signs** announcing special, public, or institutional events. Such signs shall not exceed six (6) square feet in area per side in any R District, or thirty-two (32) square feet in area per side if relating to a church, school, community center, or other institutional or public building. Such signs shall not be permitted more than thirty (30) days prior to the planned event nor more than seven (7) days after said event, and no such sign shall be closer than twelve (12) feet to the right-of-way of any public road unless attached to the building.
- D. **Signs Approved in Planned Development Districts.** Plans of development, provided that the approved sign is constructed in strict compliance with the approved guidelines.
- E. **Farm Signs** denoting the name and address of the occupants, denoting produce or products for sale on the premises, and denoting membership in organizations. If such sign is located within one hundred (100) feet of any principal building having a greater setback or front yard than required for such district, such sign shall not be erected nearer the road right-of-way than the

ARTICLE 33 OFF-STREET PARKING

Section 3301 Off-Street Parking Required

In connection with every use, there shall be provided, at the time any building or structure is erected, or at the time any building or structure is erected, or at the time any use of land is extended, off-street parking as provided in Section 3303 in this Article, except that no off-street parking space shall be required for uses in existence as of the effective date of this Zoning Resolution.

Section 3302 Off-Street Parking Requirements

Off-street parking requirements shall be as follows:

GROUP #1 DWELLING AND LODGING USES	
Use	Number of Spaces Required
One and two family dwellings	Two (2) spaces for each dwelling unit
Three family dwellings and mobile home parks	One and one-half (1 ½) spaces for each dwelling unit
Four or more dwelling units	Two (2) spaces for each dwelling unit
University owned or leased housing, fraternities and sororities	One (1) space for each three (3) occupants calculated on the designed capacity of the building
Hotels and motels	One (1) space for each rental unit, plus one (1) space for each employee on the maximum work shift, plus such spaces as required by this Resolution for restaurants, assembly rooms and affiliated facilities
Housing for the elderly	One (1) space for each two (2) dwelling units
Rooming houses	One (1) space for each two (2) roomers or boarders based on the designed capacity of the building plus two (2) spaces for a resident owner or resident manger

GROUP #2 BUSINESS AND COMMERCIAL	
Use	Number of Spaces Required
All businesses and commercial establishments, except those specified hereafter	One (1) space for each 300 square feet of floor area
Retail stores	One (1) space for each 250 square feet of floor area
Barber shops, beauty parlors, or similar personal services	Two (2) spaces per chair
Eating places	One (1) space for each 100 square feet of floor area with a minimum of fifteen (15) spaces for eating places (drive-in) and ten (10) spaces for eating places (carry-out)
Automobile service stations	Six (6) spaces, plus one (1) for each employee on the largest shift, except that station which primarily dispenses only petroleum products and has no under-roof facilities for the regular servicing of motor vehicles, will require only two (2) spaces, plus one (1) for each employee on the largest shift
Furniture stores, appliance stores, automobile salesrooms and new and used car lots	One (1) space for each 1,000 square feet of enclosed floor area and one (1) space for each 3,000 square feet of open lot area devoted to the sale and display of motor vehicles
Laundromats	One (1) space for each two (2) washing or cleaning machines
Private clubs and lodges	One (1) space for each member of the staff, plus one (1) space for each three (3) club members, plus one (1) space for each room which can be used to provide lodging accommodations for members or their guests

GROUP #3 OFFICE	
Use	Number of Spaces Required
Administrative or business office	One (1) space for each 300 square feet of floor area

GROUP #4 MEDICAL AND HEALTH	
Use	Number of Spaces Required
Dental clinics and offices	Two (2) spaces for each examination or treatment room, plus one (1) space for each dentist and other employee(s)
Medical clinics and offices	Three (3) spaces for each examination or treatment room, plus one (1) space for each doctor and other employee(s)
Hospital or similar medical facility	One (1) space for each hospital bed, plus one (1) space for each two (2) employees and staff on the combined major work shifts
Nursing home, rest home and convalescent home	One (1) space for each two (2) beds
Funeral home	One (1) space for each 50 square feet of floor area in public rooms, plus one (1) space for each vehicle maintained on the premises, plus one (1) space for each employee

GROUP #5 EDUCATION	
Use	Number of Spaces Required
Elementary schools, junior high schools, public or private	One (1) space for every thirty (30) classroom seats, one (1) space for each teacher or other employee in addition to the requirements of an auditorium
High schools, public or private	One (1) space for each six (6) students based on the design capacity of the building, one (1) space for each teacher or other employee, plus the requirements for an auditorium
Nursery or child care center	Two (2) spaces, plus one (1) space for each staff member
Colleges and universities	One (1) space for each five (5) classroom seats, plus one (1) space for each three (3) seats in an auditorium
Trade or commercial schools	One (1) space for each student, based on the design capacity of the building, plus one (1) space for each teacher or other employee
Libraries, museums, art galleries and other public buildings	One (1) space for each 300 square feet of floor area.

GROUP #6 RECREATION AND RELIGION	
Use	Number of Spaces Required
Churches, chapels, temples, synagogues, auditoriums, gymnasiums, stadiums, and other places of public assembly	One (1) space for each three (3) seats or six (6) feet of benches
Theaters	One (1) space for each two seats
Assembly halls, exhibition halls, or rooms without seats	One (1) space for each fifty (50) square feet of floor area
Golf courses, swimming pools or similar places	One (1) space for each three (3) patrons the establishment is designed to serve
Enclosed place of amusement or recreation or similar place of assembly	One (1) space for each one hundred (100) square feet of floor area devoted to assembly
Bowling establishments	Five (5) spaces for each bowling lane, plus such additional space as may be required for affiliated uses.

GROUP #7 INDUSTRY	
Use	Number of Spaces Required
Manufacturing, warehousing, wholesaling, or similar establishments	Five (5) plus one (1) for every one and one-half (1 ½) employees in the largest working shift, plus one (1) for every vehicle maintained on the premises. Space on the site shall also be provided for all construction workers during periods of construction.

Section 3303 Off-Street Parking Standards

3303.01 General

A. Utilization

Required off-street parking facilities as listed in Section 3302 shall be solely for the repairing of motor vehicles in operating condition, of patrons, occupants, or employees of such uses.

B. Size

A required off-street parking space shall be at least ten (10) feet in width and at least twenty (20) feet in length, exclusive of access drives or aisles, ramps, columns, office or work areas.

C. Access

Each required off-street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. Such aisle or driveway shall not be used for the parking of other vehicles, except that the driveway of a single family residence may be counted as one (1) parking space.

D. Required Yards

Structures and buildings containing off-street parking shall be subject to the yard requirements applicable in the district in which located. Off-street parking areas open to the sky may be located on any yard, except that:

1. In any "R" or "OR-1" District, off-street parking shall not be located in any required set backs.
2. In any "R", "OR-1" or "B-1" District on a corner lot devoted to a residential use, the off-street parking shall not be located closer to the side lot line bounding a street than the minimum side yard width prescribed by the development standards for the district.
3. If a lot is devoted to a non-residential use and if its front lot line, side lot line, or rear lot line separates the lot from a lot in a Residential District, the off-street parking facilities located thereon shall not be closer to such lot line than the minimum front yard depth, side yard width, or rear yard depth prescribed by the development standard for the district.

E. Location

All required parking spaces shall be located as follows:

1. In an "R", "OR-1" or "B-1" District on the same lot as the building or use served, or a contiguous parcel, or within three hundred (300) feet of the nearest point of the principal structure.
2. In a Business District (except a "B-1" District) on the same lot as the building or use served, or a contiguous parcel, or within four hundred (400) feet of the principal structure.
3. In any Industrial District on the same lot as the building or use served, or a contiguous parcel or within one thousand (1,000) feet of the nearest point of the principal structures; provided, however, that no off-street parking facilities for a

business or industrial use shall be located in a Residential District.

F. Restricted Parking Lots – Conditional Use

Notwithstanding the provisions of Sub-section 3303.01E, the Board of Zoning Appeals may permit the use of lots in a Residential or Office District as restricted parking lots.

1. The Board's approval of restricted parking lots must be based on a finding that:
 - a. The parcel to be used is located not more than fifty (50) feet from the parcel on which is located the land use requiring such parking facilities.
 - b. The parking lot shall be for use in connection with an office, business or industrial use located in adjacent Business or Industrial District and shall be used solely for the parking of passenger vehicles.
 - c. The parking lot shall not be used for repair work or vehicle servicing or loading of any kind, and no advertising signs of any kind shall be erected on the lot.
 - d. The parking lot shall be closed between 11:00 P.M. and 7:00 A.M. except as may be otherwise permitted by the Board of Zoning Appeals.
2. Application for a Conditional Use Certificate shall be treated, processed, noticed and heard in the manner prescribed for in Section 3906 hereof.
3. The Board shall impose further conditions, such as screening and landscaping, as may be deemed necessary and appropriate, in order to reduce the adverse effect of a parking lot upon the preservation of the residential character and development of the Residential District in which the parking lot is proposed to be located.

3303.02 Maintenance

A. Surfacing

All open off-street parking areas (except a required parking space accessory to a single family dwelling) shall be graded, and provided with a hard surface of bituminous or Portland cement concrete, except residential tracts exceeding forty thousand (40,000) square feet in area.

- B. All open off-street parking areas shall be separated from public sidewalks by a space at least four (4) feet in width, and a six (6) inch high barrier (curb) shall be provided on the parking lot side of the four (4) foot width.

C. Screening

When any open off-street parking area used for a non-residential purpose containing more than two (2) parking spaces is not separated from a district zoned Residential by a dedicated street, an effective buffer or screen, consisting of a solid wall, fence, or dense living hedge, shall be provided at the lot line to protect the privacy of the adjoining residential uses. Such wall, fence, or hedge shall be not less than six (6) feet in height.

D. Lighting

Any lighting used to illuminate off-street parking areas shall be equipped with suitable shielding or be designed as to prevent a glare at eye level on surrounding public or private property.

E. Repair and Service

No motor vehicle repair work or service of any kind, except emergency repairs, shall be permitted in or in association with an off-street parking area.

F. Drainage

All open off-street parking areas shall be provided with adequate drainage facilities as approved by the County Engineer. Said approval will not be required for off-street parking in Districts "A" through "R-6."

G. Interior Design

All parts of open off-street parking areas which are unusable, either for parking or for traffic, shall be paved or landscaped with plantings of grass, flowers, shrubs and/or trees, which shall be continuously maintained.

H. Marking

Designated parking spaces shall be marked on the surface of the parking area with paint or permanent marking materials and maintained in clearly visible condition.

3303.03 Units of Measurement

For the purpose of determining off-street parking requirements, the following units of measurements shall apply:

A. Floor Area

Floor area for non-residential purposes shall be the sum of a gross horizontal area of all the floors of a building measured from the exterior faces of the exterior walls or from the center line of walls separating two (2) buildings.

B. Hospital Bassinets

In hospitals, bassinets shall not be counted as beds.

C. Places of Public Assembly

1. In stadiums, sports arenas, churches and other places of assembly in which those in attendance occupy benches, pews, or other similar seating facilities, each twenty (20) inches of such seating facilities shall be counted as one (1) seat for the purpose of determining the off-street parking requirements of this Zoning Resolution.

2. Fixed Seats and Assembly Area

In cases where a place of assembly has both fixed seats and open assembly area, requirements shall be computer separately for each type and added together.

D. Fractions

When units of measurement determining the number of required parking spaces result in requirement of a fractional space, any fraction up to one-half ($1/2$) shall be disregarded and fractions of over and including one-half ($1/2$) shall require one (1) parking space.

3303.04 Additions and Extensions

Whenever any addition to a building or extension of land use results in an increase in the number of units used to measure required off-street parking spaces, and such addition or extension creates a need for an increase of more than ten (10) percent in the number of required off-street parking spaces, additional off-street parking shall be provided on the basis of the increase in the number of such units of measurement.

A. Exception

In any case of additional dwelling units created by conversion of an existing dwelling, one (1) off-street parking space shall be required for each additional dwelling unit so created.

3303.05 Mixed Occupancies and Uses Not Specified

In the case of mixed uses, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately. Where a use is not specifically mentioned in Section 3302, the requirements for a use which is so mentioned and to which said use is similar shall apply. Off-street parking facilities for one (1) use shall not be considered as providing requirements for any other use, except as specified joint use.

3303.06 Collective Provision

Nothing in this Article shall be construed to prevent collective provision of off-street parking facilities for two (2) or more buildings or uses, provided that the total of such off-street parking spaces supplied collectively shall not be less than the sum of the requirements for various uses computed separately; provided also, that the requirements set forth in Section 3303.01E as to maximum distances between parking areas and establishments served shall apply to each establishment participating in the collective provisions of parking.

Section 3304 School Bus Parking

Nothing in this Zoning Resolution shall be construed to prohibit the parking of a school bus at the residence of the driver residing in Springfield Township if each school bus is being operated in behalf of the Board of Education as conveying children to and from school, except that in the summer months when school is not in session, said school bus shall not be so located.

Section 3305 Inoperable and Damaged Cars

No real property owner or occupant shall cause or permit a motor vehicle to be parked or stored in any district in the open for 72 hours or longer when either of the following applies:

- A. The vehicle is apparently inoperable.
- B. The body of the vehicle is extensively damaged or is missing any of the following: wheel(s), tire(s), motor, transmission, door(s), roof, or hood.

This section shall not apply to:

1. Any vehicle stored in an enclosed building.
2. Licensed junk yards or scrap metal processing facilities per Ohio Revised Code, Section 4737.05 to Section 4734.12.
3. Collector's vehicles which bear a current validation sticker and license plate as described in Section 4503.45 of the Ohio Revised Code.
4. Historical Vehicles which bear a *Historical Vehicle-Ohio* plate as described in Section 4503.181 of the Ohio Revised Code.
5. Road rollers, traction engines, power shovels, power cranes, and other equipment used in construction work and not designed for or employed in general highway transportation, well drilling machinery, ditch digging machinery, farm machinery, trailers used to transport agricultural produce or agriculture production materials between a local place of storage or supply and the farm when drawn or towed on a public road or highway at a speed of twenty-five (25) miles per hour or less, threshing machinery, hay baling machinery, corn sheller, hammermill and agricultural tractors and machinery used in the production of horticultural, agricultural, and vegetable products.

C. Procedure

Notification by certified mail that the real property owner or occupants shall have thirty (30) days after the receipt of the letter to either:

1. Remove the vehicle(s) from the premises
2. Store or park said vehicle(s) in an enclosed building, or
3. Meet the standards for an operable vehicle

D. Definitions

Enclosed Buildings

Any permanent structure having a roof supported by columns and walls which are opaque.

In the Open.

Not located in an enclosed building.

Inoperable Vehicle.

Unable to pass an Ohio State Highway Patrol safety inspection.

Motor Vehicle.

Anything on wheels propelled or drawn by power other than muscular power.

ARTICLE 34 NOISE

Section 3401 Method of Measurement

For the purpose of measuring the intensity and frequency of sound, the sound level meter, the octave band analyzer, and the impact noise analyzer shall be employed. The flat network and the fast meter response of the sound level meter shall be used. Sounds of short duration as from forge hammers, punch presses, and metal. Shears which cannot be measured accurately with the sound level meter shall be measured with the impact noise analyzer.

Octave band analyzers calibrated in the Preferred Frequencies (American Standards Association S1, 6-1960, Preferred Frequencies for Acoustical Measurements) shall be used with Table I (A-D). Octave band analyzers calibrated with pre-1960 Octave band (American Standards Association 224-10-1953, Octave Band Filter Set) shall use Table II (A through D) in Sections 3304 through 3306, inclusive. For impact sounds measured with the impact noise analyzer, the sound pressure levels set forth in Tables I and II (A through D) may be increased by six (6) decibels in each octave band.

Section 3402 Exemptions

The following uses and activities shall be exempt from the noise level regulations:

- A. Noises not directly under the control of the property users.
- B. Noises emanating from construction and maintenance activities between 7:00 A.M. and 9:00 P.M.
- C. The noises of safety signals, warning devices, and emergency pressure relief valves.
- D. Transient noises of moving sources such as automobiles, trucks, airplanes and railroads.

Section 3403 Required Performance Level

No operation or activity shall cause or create noise in excess of the sound levels prescribed herewith.

Section 3404 Standards in the "B-1" Through "B-4" Business Districts and "I-1" Light Industrial District

A. At the District Boundaries

In the "B-1" through "B-4" and the "I-1" Districts at no point or beyond the boundary of the Zoning District shall the sound pressure level resulting from any use, operation or activity exceed the maximum permitted sound levels as set forth in Tables I A and II A.

Table I A, Preferred Frequencies

Center Frequency Cycles per Second	Maximum Permitted Sound Pressure Level, Decibels
31.5	65
63.0	67
125.0	66
250.0	59
500.0	52
1,000.0	46
2,000.0	37
4,000.0	26
8,000.0	17

Table II A, Pre-1960 Octave Bands

Octave Band Cycles per Second	Maximum Permitted Sound Pressure Level, Decibels
20-75	67
75 – 150	66
150 – 300	61
300 – 600	54
600 – 1200	47
1200 – 2400	39
2400 – 4800	29
4800 – 10 KC	20

B. At Lot Lines

In the "B-1" through "B-4" and the "I-1" Districts, at no point on or beyond the boundary of a lot, shall the sound pressure level exceed the maximum permitted decibel levels for the designated octave bands as set forth in Tables I B and II B.

Table I B, Preferred Frequencies

Center Frequency Cycles per Second	Maximum Permitted Sound Pressure Level, Decibels
31.5	76
63.0	74
125.0	68
250.0	63
500.0	57
1,000.0	52
2,000.0	45
4,000.0	38
8,000.0	32

Table II B, Pre-1960 Octave Bands

Octave Band Cycles per Second	Maximum Permitted Sound Pressure Level, Decibels
20 – 75	75
75 – 150	70
150 – 300	64
300 – 600	59
600 – 1200	53
1200 – 2400	47
2400 – 4800	40
4800 – 10 KC	34

Section 3405 Standards in the "I-2" General Industrial District and "PD-4" Planned Industrial Park District

In the "I-2" and the "PD-4" Districts at no point on or beyond the boundary of the Zoning District, shall the sound pressure level resulting from any use, operation or activity exceed the maximum permitted sound levels as set forth in Tables I C and II C .

Table I C, Preferred Frequencies

Center Frequency Cycles per Second	Maximum Permitted Sound Pressure Level, Decibels
31.5	76
63.0	74
125.0	68
250.0	63
500.0	57
1,000.0	52
2,000.0	45
4,000.0	38
8,000.0	32

Table II C, Pre-1960 Octave Bands

Octave Band Cycles per Second	Maximum Permitted Sound Pressure Level, Decibels
20 – 75	75
75 – 150	70
150 – 300	64
300 – 600	59
600 – 1200	53
1200 – 2400	47
2400 – 4800	40
4800 – 10 KC	34

Section 3406 Standards in the "I-3" Heavy Industrial District

In the "I-3" District at no point on or beyond the boundary of the Zoning District, shall the sound pressure level resulting from any use, operation, or activity exceed the maximum permitted sound levels as set forth in Tables I D and II D.

Table I D, Preferred Frequencies

Center Frequency Cycles per Second	Maximum Permitted Sound Pressure Level, Decibels
31.5	90
63.0	81
125.0	71
250.0	66
500.0	61
2,000.0	52
4,000.0	50
8,000.0	47

Table II D, Pre-1960 Octave Bands

Octave Band Cycles per Second	Maximum Permitted Sound Pressure Level, Decibels
20 – 75	83
75 – 150	74
150 – 300	67
300 – 600	62
600 – 1200	57
1200 – 2400	53
2400 – 4800	51
4800 – 10 KC	48

Between the hours of 9:00 P.M. and 7:00 A.M., the sound levels shall not exceed the maximum permitted sound pressure levels prescribed for the "I-2" and the "PD-4 Districts in Section 3305.

ARTICLE 35
GOLF COURSES, SWIMMING POOLS,
TENNIS COURTS, MINIATURE GOLF
COURSES, DRIVING RANGES, AND
OTHER SIMILAR RECREATIONAL USES

Section 3501 Required Conditions

- A. All swimming pools (both above-ground and in-ground) are required to be enclosed with a chain link fence or its equivalent in strength and protective character to a height of four (4) feet, but not more than six (6) feet.
- B. Loud speakers, juke boxes, public address systems and electric amplifiers shall be permitted, if the use of same is for the occupants of the building only within which such equipment is installed, and does not create a nuisance and disturb the peace of the other persons or properties in this or any other District.
- C. Exterior lighting shall be shaded wherever necessary to avoid casting direct light upon any property or upon any public street. All outdoor lighting shall be directed toward and confined to the ground areas or lawns or parking areas.
- D. Gun Clubs: The firing line shall be a distance of at least five hundred (500) feet from all residential property lines.
- E. In all zoning other than "A" only four dogs over six months old per household will be allowed before a kennel license is required. Kennels are in a B-3 zoning conditional use.

**ARTICLE 36
RESIDENTIAL CONDOMINIUM
REGULATIONS**

- A. The development shall have safe and adequate access to a public street as determined by the County Engineer for county and township roads and the Ohio Department of Transportation for state and federal highways.
- B. A traffic impact statement shall be provided at an adequate level of detail to assess the effect of the development on adjacent streets.
- C. In every case, the uses shall be provided with public water and sewer systems approved by the Ohio EPA or County Health Department.
- D. Development Plans shall be submitted with the application for a Zoning Certificate to the Township for every condominium property which shows the particulars of the site, proposed buildings and other improvements, including the layout of the interior streets, drives, and parking areas, the layout, location, designation, and dimensions of each unit, the layout and details of the water and sewer property, the layout and details of the soil erosion and storm water runoff control facilities proposed, and the location and dimensions of any existing or proposed easements. The name, registration numbers, and address of the design professional preparing such plans shall be clearly indicated thereon.
- E. Approval shall be based on the Development Plan as submitted after review and approval by each of the related agencies, such as the County Engineer, Soil Conservation Office and Utilities Department.

**ARTICLE 37
USES NOT OTHERWISE INCLUDED
WITHIN A SPECIFIC USE DISTRICT**

Section 3700 Intent

Because the uses hereinafter referred to possess unique characteristics making it impractical to include them in a Specific Use District classification, they may be permitted by the Township Board of Zoning Appeals as Conditional Uses as follows:

Section 3701 Outdoor Theaters

Because outdoor theaters possess the unique characteristics of being used only after darkness and since they develop a concentration of vehicular traffic in terms of ingress and egress from their parking area, they shall be permitted in "I-1" Districts only. Outdoor theaters shall further be subject to the following conditions.

- A. The proposed internal design shall receive approval from the Zoning Inspector as to the adequacy of drainage, lighting, and other technical aspects.
- B. Outdoor theaters shall abut a major thoroughfare and points of ingress and egress shall be available only from such major thoroughfare.
- C. All vehicles, waiting or standing to enter the facility, shall be provided off-street waiting space. No vehicles shall be permitted to wait or stand within a dedicated right-of-way.
- D. The area shall be laid out as to prevent the movie screen from being viewed from residential areas or adjacent major thoroughfares. All lighting used to illuminate the area shall be so installed as to be confined within or directed onto the premises of the out-door theater site.

Section 3702 Commercial Television and Radio Towers and Public Utility Microwaves and Public Utility Television Transmitting Towers

Radio and television towers, public utility television transmitting towers, and their attendant facilities shall be permitted in "I-1" and "A" Districts except that in "A" Districts, the attendant facilities shall not include production studios and business offices. In both Districts said use shall be located centrally on a continuous parcel of not less than one and one-half (1 ½) times the height of the tower measured from the base of said tower to all points of each property line.

Section 3703 Airports and Related Uses

Airports, landing fields, and platforms, hangers, masts, and other facilities for the operation of aircraft may be permitted in "A" and "R-1" Districts and shall be subject to the following conditions:

- A. The plans for such facility shall have received approval by the Federal Aviation Agency and the Ohio Department of Commerce, Division of Aviation, prior to being submitted to the Township Board for their review and approval.

Section 3704 Oil and Gas Wells

In the "A", "I-1" and "I-2" Districts, a well may be drilled for the exploration for, or production of natural oil or gas.

3704.01

An application, accompanied by a fee as established by Resolution of the Township Trustees, for a drilling permit shall be filed with the Zoning Inspector setting forth:

- A. The location of the proposed well on a map (1" = 200') drawn by a registered engineer or land surveyor that further shows:
 - 1. The location of all property lines bordering the proposed well site.
 - 2. The location and use of each structure within three hundred (300) feet of the proposed well site.
 - 3. The location of all underground public and private utility or drainage lines or facilities within one hundred (100) feet of the proposed well site.
 - 4. The location of all public easements and rights-of-way within three hundred (300) feet of the proposed well site.

3704.02 Required Conditions

- A. No well shall be located within two hundred (200) feet of any lot in any "R" District.
- B. No well shall be located within fifty (50) feet of any property line except as allowed under the provisions of voluntary pooling as set forth by the regulations of the Department of Industrial Relations Division of Mines.
- C. No well shall be located within three hundred (300) feet of any school, church, hospital or other structure used for public assembly.

- D. Other fire, health, and safety standards shall be reviewed and a determination made that, as set forth in the drilling permit or as conditions to its approval, adequate precautions have been provided. Such conditions may control the hours of operation of such drilling operations, the mode of transportation used at the well site, the location and type of waste disposal pits or tanks, the location and type of disposal of waste gases, the location and housing of proposed internal combustion or towers, the location and size of electric lights, the protection of the site from the public view and any other reasonable standards related to the protection of the public health, safety, and welfare.

3704.03

If during the drilling operation, the conditions set forth in the drilling permit application or the conditions set forth by the Board prior to its approval are violated, the Zoning Inspector shall report such actions to the Board which, if it concurs, may cancel the permit. If said permit is canceled and any drilling operations are continued thereafter, the same shall be a violation of the Zoning Regulations and subject to the penalties as provided herein under Article 38 and in Sub-section 519.99 of the Revised Code of Ohio.

3704.04

The Board may determine the amount of time for which a permit is valid, but in no case shall a permit exceed twenty-four (24) months. Before a permit becomes invalid, the applicant shall submit either:

- A. A well closing report stating the manner in which the well has been abandoned and sealed, which must be accepted by the Board and Township Trustees which shall demonstrate that the site has been restored to its previous condition insofar as such is desirable and possible and the well sealed so as to be impervious through the level of the water table, or:
- B. A well production plan enlarging upon and supplementing the Drilling Permit Application in regard to the proposed location and character of pumps and pump housing, the proposed location of storage tanks, their size and type, the proposed landscaping, fencing and screening of the well site and the pipes or lines, all of which shall be subject to approval by the Board on the basis of being compatible with the vicinity.

Section 3705 Refuse (Solid Waste) Disposal Sites

Refuse disposal sites should be located in accordance with a county-wide disposal plan based on population and land use forecasting. Preferably, a single, centrally located, county incinerator should be construed and all other dumps and sanitary land fill operations discontinued. This method

is working in several nearby counties. However, until such an incinerator is approved, additional sanitary land fill operations may be allowed in "A" and "I-3" Districts.

3705.01 Application, Review, and Permit Renewal Procedure

Applications for a sanitary land fill permit shall be filed with the Zoning Inspector by the owners and lease holders, if any, of the proposed site. Two (2) copies shall be submitted and shall be accompanied by a fee as established by Resolution of the Township Board of Trustees. A permit for the land fill shall be issued for a one (1) year period by the Trustees after recommendation by the Board of Zoning Appeals. Unless the owner of the petition ignores and/or violates the conditions of the permit, it will be renewed automatically for one (1) year periods. Applications for sanitary land fill permits shall include the following:

- A. The location of the proposed land fill on a map (1" = 100') drawn by a registered engineer or land surveyor that shows the following:
 - 1. The location of all property lines bordering the proposed land fill site.
 - 2. The location and use of each structure within three hundred (300) feet of the proposed land fill site.
 - 3. The location of all underground public and private utility or drainage lines or facilities within one hundred (100) feet of the proposed land fill site.
 - 4. The location of all public easements and right-of-ways within three hundred (300) feet of the proposed land fill site.
 - 5. The location, size, and population served by other sanitary land fill sites in and adjacent to Springfield Township. A standard of approximately four (4) acres of sanitary land fill per ten thousand (10,000) population shall be used by the Township.
 - 6. Soil borings (one per acre) of the proposed land fill site.
 - 7. Method of rehabilitation and reclamation of the land fill site, including a grading plan showing existing contours of the site and the proposed future contours showing the topography of the area after completion. Such plan shall include the surrounding area within five hundred (500) feet of the land fill property line, drawn with contour lines at intervals of five (5) feet or less.

3705.02 Required Conditions

- A. No land fill shall be located within two hundred (200) feet of any "R" Residential District.
- B. The Required Conditions of Section 1805 shall apply to all approved land fill sites.
- C. Other fire, safety, and health standards shall be reviewed and a determination made that, as set forth in the land fill permit or as a condition to its approval, adequate precautions have been provided. Such conditions may control the hours of operation, the location and intensity of electric lights, the location of structures on the site, the protection of the site from the public view and any other reasonable standards related to the protection of the public health, safety or general welfare.
- D. All equipment and machinery shall be operated and maintained in such manner as to minimize dust, noise, and vibration. Access roads shall be maintained in a dust-free condition by surfacing or other treatment as may be specified by the Board.

ARTICLE 38 ENFORCEMENT PENALTIES

Section 3801 Enforcement by the Zoning Inspector

There is hereby established the Office of Township Zoning Inspector. The Board of Township Trustees, after reviewing recommendations from the Township Zoning Commission shall appoint a Township Zoning Inspector together with such assistants as the Board deems necessary, fix the compensation for said position and make disbursement thereof. The Zoning Inspector must be a resident of Springfield Township. It shall be the duty of the Zoning Inspector, as provided under Section 519.02 et. seq. of the Revised Code of the State of Ohio, to enforce this Resolution in accordance with the administrative provisions of this Resolution. All departments, officials, and public employees of Clark County which are vested with the duty or authority to issue a certificate or license shall conform to the provisions of this Resolution and shall issue no certificate or license for any use, building, or purpose, if the same is in conflict with the provisions of this Resolution. Any certificate or license, issued in conflict with the provisions of this Resolution, shall be null and void.

Section 3802 Zoning Certificates

Until a Zoning Certificate has been obtained from the Zoning Inspector:

- A. The construction, building, moving, remodeling or reconstruction of any building or structure shall not be commenced.
- B. The improvement of land preliminary to any use of such land shall not be commenced.
- C. The use of land, buildings or structures for temporary and accessory uses and home occupations shall not be commenced.
- D. A certificate pertaining to the temporary or permanent use of land, buildings or structures shall not be issued by any official, officer, employee, department, or Board of Springfield Township or Clark County.

3802.01 Application for Zoning Certificate

Each application for a Zoning Certificate shall be accompanied by a plan in duplicate drawn to a scale, one (1) copy of which shall be returned to the owner upon approval or disapproval. The plan shall show the following:

- A. The actual dimensions of the lot including easement.

- B. The exact size and location of all buildings existing on the lot.
- C. The proposed new construction
- D. The existing and intended use of all parts of the land or buildings.
- E. Such other information with regard to the lot and neighboring lots as may be necessary to determine and provide for the enforcement of this Zoning Resolution.

3802.02 Issuance of Zoning Certificate

Zoning Certificates shall normally be issued or refusal thereof given within twenty (20) working days after the date of application. Written notice of such refusal and reason thereof shall be given to the applicant.

3802.03

A Zoning Certificate shall become null and void twelve (12) months after the date on which it is issued unless within such twelve (12) month period construction, building, moving, remodeling, or reconstruction of a building or structure is commenced or use is commenced.

Section 3803 Violations – Remedies

In case any building is, or is proposed to be located, erected, constructed, reconstructed, enlarged, changed, maintained or used, or any land is or is proposed to be used in violation of this Resolution or any amendments or supplements thereto: The Board of Springfield Township Trustees, the Zoning Inspector, or Building Inspector, or any adjacent or neighboring property owner who would be specially damaged by such violation, in addition to other remedies provided by law, may institute injunction, mandamus, abatement, or any other appropriate action, proceeding to prevent, enjoin, abate or remove such unlawful location, erection, construction, enlargement, change, maintenance or use.

Section 3804 Violations and Penalties

It shall be unlawful to locate, erect, construct, reconstruct, enlarge, change, maintain or use, any building or land in violation of any regulation in or any provisions of this Resolution or any amendment or supplement thereto adopted by the Board of County Commissioners of Clark County under Section 519.02 et. Seq. Of the Revised Code of the State of Ohio. Any person, firm, or corporation, violating any regulation in, or any provision of this Resolution, or guilty of a misdemeanor and, upon conviction thereof, shall be fined not more than one hundred dollars (\$100). Each and every day during which such illegal location, erection, construction, reconstruction, enlargement, change, maintenance of use continues, shall be deemed a separate offense.

Section 3805 Fees

Any application under this Resolution for Site Plan Review, a Zoning Certificate or Permit, Variance, Conditional Use Permit, Sign Permit, Planned Development, Amendment or Filing of a Motion of Appeal shall be accompanied by such fee as shall be specified from time to time by Resolution of the Board of Springfield Township Trustees. There shall be no fee, however, in case of applications filed by the Board of Springfield Township Trustees or the Springfield Township Zoning Commission.

The fees shall be in addition to the regular building permit fees and any other fees which may be imposed under applicable resolution of Springfield Township or Clark County. The fees imposed by this Resolution are only intended to defer in part the costs involved in such application such as publishing and/or posting, and mailing the notice of the hearing or hearings. Such fees are not refundable regardless of the outcome of the application.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----